SURVEY FINDINGS IN SOUTH MIAMI

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Historic Preservation Division

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THE DADE COUNTY HISTORIC SURVEY / HISTORIC PRESERVATION DIVISION

The Dade County Historic Survey is a project of the Metro-Dade Office of Community and Economic Development, Historic Preservation Division. The Survey has been done with the sanction of the State Historic Preservation Office, under the guidelines from the Division of Archives, History and Records Management in Tallahassee. The data gathered by the Survey is accepted for evaluation purposes in the preparation of Development and Regional Impact and Environmental Impact Statements and National Register of Historic Places nominations. Funding for the project is largely through a Community Development Block Grant and a Survey Grant from the U.S. Department of the Interior, allocated through the State Historic Preservation Office. The Historic Preservation Division is the official staff to the Historic Preservation Board, as created by the Metro-Dade Historic Preservation Ordinance #81-13, approved by the Board of County Commissioners February 17, 1981.

DEFINITION

The Dade County Historic Survey is the first step in the development of a historic preservation program for the South Florida area of Dade County. The Survey identifies, catalogues, documents and evaluates sites of major architectural, historical and archeological significance in the county. The findings of the survey then become part of a permanent file on the area's cultural resources. These files are the information base for designation and review of sites by the Dade County Historic Preservation Board. They may also be used, along with the Division, as source for information and assistance to municipal bodies preparing their own ordinances and plans, pursuant to the Metro Historic Preservation Ordinance. The Survey points out areas of urgent need and singles out sites of major significance.

HISTORICAL PERSPECTIVES

The history of any community must be viewed within its own context. A building from the turn of the twentieth century in the metropolitan area of Dade County is as significant locally as a building from the Colonial period is in the northeastern United States to that particular geographical area. The all-important era of local settlement and early growth, still within the memory of many people, just happens to be more recent in this our case.

The lure of South Florida's climate is a continuing stimulus for active development and building activity. Because of this, many of the most important historic sites in Dade County have already been demolished or are threatened with destruction, despite their seemingly recent dates of construction. Therefore, we in Dade County do not have the opportunity of waiting until our sites are centuries old to assess their value -- they will by then no longer exist.

The growing consciousness throughout the country of the importance of maintaining physical roots in a community as a source of pride and a continuing identification for its citizens is equally valid in a young community. The economic gains and intensive use of labor in restoration and rehabilitation projects are tangible benefits of preserving older structures which are becoming more and more widely recognized.

DETERMINING CRITERIA

Criteria for determining significance of sites is based on the criteria used by the National Register of Historic Places. Locally these determinants have been broken down into categories of architectural, historical, contextual and archeological significance.

The specific set of factors upon which a site's evaluation is based appears on that site's Statement of Significance, on file at the Dade County Historic Survey office. This detailed information will be made available on request. The uncovering of further historical facts may alter a site's determination in the future.

Architectural Significance of sites is determined by:

* Style typical or unique to its time or place.
* Sites being representative of South Florida's typical architecture, by their use of native materials and climatic responses.
* The type of construction or materials employed for their quality and/or local value.
* The quality of design and craftsmanship.
* The architect's or builder's prominence or contribution to the development of the area.

Historical Significance is determined by:

* Construction dates of individual buildings or structures.
* Previous and ongoing functions associated with the site.
* People associated with the site who have made significant contributions towards the enrichment of the area's cultural heritage.
* Events associated with the property that may have been instrumental factors in the growth and development of an area and that would represent key links in the local historical continuum.

Contextual Significance is determined by:

* Cohesiveness within context. The unity or visual continuity of sites within their immediate surroundings, when forming part of a larger historical urban context. This may indicate building groups, linear or square blocks, or could be at a neighborhood scale.
* Contributions to context. This refers to a site's contribution to the physical enhancement of its immediate environment such as a fountain or a park.
* Prominence within its context. These might include bayfront or riverfront locations, or locations at significant intersections, or at the center or an early focus of commerce.
* Dates of settlement or development of neighborhoods or subdivisions.
* Historical factors and development schemes that contributed to the creation and growth of neighborhoods or subdivisions.

Archeological Significance

Criteria for determining archeological significance is not included, due to the lack of archeological sites in this area.

EVALUATION SYSTEM

Sites' architectural, historical and contextual significance have been rated on a "1" to "3" scale, from the most significant ones to those with minor significance in that order.

"1" rating implies major significance in that particular area and indicates that all efforts should be made to preserve the site.

"2" rating implies that the site has secondary significance and its preservation should still be considered after that of the first priority sites.

"3" rating indicates minor significance and a low priority in terms of preservation efforts.

A construction cut-off date of 1940 has been determined for structures to be studied. This date may be flexible to include specific sites whose significance may over-ride their more recent age.

Present use or condition of a site will not be used as criterion in determining whether said site is or is not to be included in the survey.

Alterations to the original exterior fabric of a structure will not be used in most cases as criterion in determining a structure's inclusion in the survey. Where major alterations have so severely affected a structure as to render it unrecognizable from its original appearance, these changes, along with other significance-determining criteria, will be used to decide the site's eligibility for survey consideration.

DEVELOPMENTAL HISTORY OF SOUTH MIAMI

The boundaries of the City of South Miami extend to the north as far as Bird Road and Miller Drive, to the south, North Kendall Drive (S.W. 88th Street), to the east, Red Road (S.W. 57th Avenue) and to the west, Ludlam and Palmetto Roads. The area south of Sunset Drive between Red Road and S.W. 47th Avenue is not actually part of South Miami although many people associate it with the city. Historically speaking, however, that area developed hand in hand with South Miami, known formerly as the town of Larkins.

The settlement of this portion of South Dade County began in the late 1800's with a handful of homesteaders. Situated just south of Coconut Grove between what was known as the Big (Cutler) and Little (Coconut Grove) Hunting Grounds, the pioneers were connected to other budding communities by a wagon trail. Among the earliest successful homesteaders in the area were Adam Richards, Arthur E. Kingsley, John F. Hinton, and William T. Hardee. Adam Richards was the first of this group having settled here in the 1880's although he did not file a claim for a homestead until 1890.

This cluster of homesteads began to take on the trappings of a town with two important arrivals: Wilson A. Larkins and the F.E.C. Railroad. Larkins came to Dade County in 1897 and settled on the land that is now the Cocoplum Circle. He bought a small herd of cattle and operated a dairy for a while. He also owned a general store and, in 1898 established the Larkin's post office. When Henry Flagler extended his railroad line south to Homestead, Larkins opened a branch store near the tracks known as Larkins Station. That station was the beginning of the Town of Larkins. The Larkins Station became a regular station on the

F.E.C. line which contributed to the growth of the community. Larkins moved the post office to his new store and remained the postmaster for seventeen years.

In 1896, a year before Larkins' arrival, pioneers A.H. Ramsey and John Burtashaw built the first schoolhouse on land donated by Adam Richards at what is now Sunset Drive and Erwin Road. The school was named Cocoplum. In 1904 the name was changed to the Larkins School. In 1911 the school was moved to the site that is now the Sunset Elementary School. Although the original schoolhouse no longer stands, two structures that were built in 1911, "The Teacherage" and a one-room classroom building remain on the property.

One of the first residential subdivisions in the area was the A.E. Kingsley Subdivision, platted in 1898. R.W. Brown had purchased the tract and divided it into five acre lots. One of the early houses from this subdivision is still standing although it was moved from its original site in 1945 by the current owner De Blois Milledge. This house was built around 1910 and is now located at 4700 S.W. 74th Street.

Also in the vicinity of the Milledge house are the two oldest structures in the area. At 7310 S.W. 47th Court is the current home of the Cornell family. It was built in 1860 in Dames Ferry, Georgia and moved to the South Miami area in the 1950's. Even though the historical roots of this structure lie elsewhere, it is a very fine example of mid-nineteenth century Greek Revival architecture and one of the oldest structures in all of Dade County. Another residence in this area, which may qualify as a pre-twentieth century structure, is at 7850 S.W. 47th Avenue. Although additions and alterations have been made, this building is reported to contain the original Adam Richards homestead house, possibly built ca. 1890.

Two more homes in this unincorporated region which are not very old but none-the-less significant, are at 8251 S.W. 52nd Avenue and at 5240 S.W. 80th Street. The latter was the winter home of poet Robert Frost. It was built in 1940. The structure at 8251 S.W. 52nd Avenue was the studio of Hervey Allen, the author of Anthony Adverse.

At 5530 Sunset Drive is a fine example of frame vernacular architecture which was built around 1932 by Arden Hayes Thomas. The architect was Robert Fitch Smith who was the first dean of architecture at the University of Miami. This property is currently the home of the Tropical Audubon Society.

In 1926 the name of Larkins was changed to South Miami and the town was incorporated. By this time the new town already had several prominent commercial buildings. The Dorn brothers, who had come to the area in 1911, erected the Riviera Theatre (now the Holsum Bakery Building, 5750 South Dixie Highway) in 1925 as well as adjoining buildings at 5900 Sunset Drive and 5900 - 5904 South Dixie Highway. The Dorn-Martin Drugstore was located at 5900 Sunset Drive. At 5904 South Dixie Highway was the first post office for the City of South Miami. The structure at 5900 South Dixie Highway was built for a bank, but has only been used as a commercial building.

The man who is considered the founder of the black district of South Miami is Marshall Williamson. Williamson settled in the town of Larkins in 1912 and was the first black man to buy land there. His home is still standing at 6500 S.W. 60th Avenue. Marshall Williamson donated land for the St. John's A.M.E. Church in 1916. This church, one of the first in Larkins, is located at 6461 S.W. 58th Place. In addition to the church property Mr. Williamson also gave land for the J.R.E. Lee School. A park on S.W. 62nd Avenue is named for him.

Another structure of significance to South Miami is the Sylvia Martin Community Center at 6130 Sunset Drive. It was built in 1934 as a Depression Era, "WPA" building and has served a number of community related purposes. In more recent years the building was named for Sylvia Martin who was a city clerk for more than thirty years.

At 6491 Sunset Drive is a very fine example of keystone masonry architecture. The house was built for George and Elizabeth Orr in 1936. George was the brother of John Orr, a talented stonemason who helped build the Biltmore Hotel and Viscaya among other structures. Jack Orr, the former Dade County mayor, was John's son.

In addition to the Orr house, South Miami contains a number of fine examples of vernacular architectural styles that have been popular over the years. They vividly depict the evolution of Larkins/South Miami, from a small rural neighborhood to a popular and attractive suburban community. It is a story told through structures that the city can be proud to have.

No prehistoric archeological sites have been identified or reported within South Miami. Undoubtedly this area was probably used by Indians, although not as intensively as along Dade County's coast. Traces of any such sites apparently have been obliterated by development.

LISTING OF SITES OF MAJOR ARCHITECTURAL SIGNIFICANCE

7400 Ponce de Leon Road - Stonegate
5750 South Dixie Highway - Holsum Bakery
5530 Sunset Drive - Tropical Audubon Society
6130 Sunset Drive - Sylva Martin Center
6467, 6491 Sunset Drive - George Orr Home
7425 Sunset Drive - Fairholm
7855 Sunset Drive
7850 S.W. 47th Avenue - Richards Homestead
7310 S.W. 47th Court - Cornell Home
4128 S.W. 57th Avenue (Red Road)
6280-6282 S.W. 57th Avenue (Red Road)
4700 S.W. 74th Street

LISTING OF SITES OF MAJOR HISTORICAL SIGNIFICANCE

Old Cutler Road - Historic Highway
5750 South Dixie Highway - Holsum Bakery
5900, 5904, South Dixie Highway and 5900 Sunset Drive - Dorn Building
5190 Sunset Drive - Sunset Elementary School
6130 Sunset Drive - Sylva Martin Center
7850 S.W. 47th Avenue - Richards Homestead
7310 S.W. 47th Court - Cornell Home
8251 S.W. 52nd Avenue - Hervey Allen Studio
6461 S.W. 59th Place - St. John's A.M.E. Church
6500 S.W. 60th Avenue - Marshall Williamson's Home
5990 S.W. 66th Street - Church of God in Christ
5340 S.W. 80th Street - Robert Frost's Winter Home

LISTING OF SITES OF MAJOR CONTEXTUAL SIGNIFICANCE

Old Cutler Road - Historic Highway
7400 Ponce de Leon Road - Stonegate
5900, 5904 South Dixie Highway and 5900 Sunset Drive - Dorn Building
5190 Sunset Drive - Sunset Elementary School
5796 Sunset Drive
5800-04, 5837-45, 5854, 5875-85 Sunset Drive
6467, 6491 Sunset Drive - George Orr Home
7425 Sunset Drive - Fairholm
7855 Sunset Drive
7310 S.W. 47th Court
8251 S.W. 52nd Avenue - Hervey Allen Studio
6280-6282 S.W. 57th Avenue (Red Road)
6412, 6414, 6430, 6442, 6444, 6470, 6484, 6500, 6516, 6518 S.W. 59th Court
6038, 6058, 6074, 6082, 6083, 6090, 6091 S.W. 63rd Street
6100, 6108, 6116, 6124-32, 6136, 6140 S.W. 63rd Street
4700 S.W. 74th Street
5340 S.W. 80th Street - Robert Frost's Winter Home

APPENDIX

MASTER LIST OF SURVEYED SITES IN SOUTH MIAMI

	ADDRESS	SITE NAME/REMARKS	DATE(S)	RATING A	RATING H	RATING C
	Old Cutler Road 7400 Ponce de Leon Road	Historic Highway Stonegate	1923 - 1927	- 1	1 2	1 1
	8150 Ponce de Leon Road		-1925	2	3	2
1	5750 South Dixie Highway	Holsum Bakery	1925	1	1	2
	5891 South Dixie Highway	U-Haul Company of South Florida	+1925	2	2	2
2	5900, 5904 South Dixie Highway 5900 Sunset Drive	Dorn Building	1924 - 1925	2	1	1
	5190 Sunset Drive	Sunset Elementary School	+1896	2	1	1
	5530 Sunset Drive	Tropical Audubon Society	ca. 1932	1	2	2
3	5796 Sunset Drive		1917	3	2	1
4	5800-04, 5837-45, 5854, 5875-85 Sunset Drive		1920's	2	2	1
5	6130 Sunset Drive	Sylva Martin Center	1934	1	1	2
6	6285 Sunset Drive	Demolished	ca. 1927		3	2

KEY: + Built after date
- Built before date

	ADDRESS	SITE NAME/REMARKS	DATE(S)	RATING A	H	C
7	6310 Sunset Drive		-1925	2	2	2
8	6467, 6491 Sunset Drive	George Orr Home	1936	1	2	1
9	6790 Sunset Drive	Dr. Graenicher's Home	1917	2	2	2
	7234 Sunset Drive	Carroll Home	1917	2	2	2
	7425 Sunset Drive	Fairholm	+1914	1	2	1
	7855 Sunset Drive		1938	1	3	1
	5711 S.W. 42nd Street		1927 - 1934	2	3	2
	7710 S.W. 47th Avenue		+1920's	2	3	2
	7850 S.W. 47th Avenue	Richards Homestead	ca.1890	1	1	2
	7310 S.W. 47th Court	Cornell Home	1860	1	1	1
	5730 S.W. 49th Street		1920's	2	3	2
	6314 S.W. 49th Street		1920's	2	3	2

KEY: + Built after date
- Built before date

	ADDRESS	SITE NAME/REMARKS	DATE(S)	RATING A	H	C
	8251 S.W. 52nd Avenue	Hervey Allen Studio	mid-1930's	2	1	1
	6855 S.W. 52nd Street		early to mid-1920's	2	3	2
10	4128 S.W. 57th Avenue (Red Road)		+1925	1	3	2
	5116 S.W. 57th Avenue (Red Road)		1920's	2	3	2
	6050 S.W. 57th Avenue (Red Road)	Alexander Montessori School	1920's	2	2	2
	6280-6282 S.W. 57th Avenue (Red Road)		1920's - 1930's	1	2	1
11	8512 S.W. 57th Avenue (Red Road)		late teens or early 1920's	2	3	2
12	7600 S.W. 59th Avenue		ca. 1917	2	2	2
13	7611 S.W. 59th Avenue		ca. 1936	2	2	2
14	7621 S.W. 59th Avenue		ca. 1937	2	2	2
15	6412, 6414, 6430, 6442, 6444, 6470, 6484, 6500, 6516, 6518 S.W. 59th Court		1920's - 1930's	2	2	1
16	6461 S.W. 59th Place	St. John's A.M.E. Church	1916	2	1	2

Key: + Built after date
- Built before date

	ADDRESS	SITE NAME/REMARKS	DATE(S)	RATING A	H	C
17	6500 S.W. 60th Avenue	Marshall Williamson's Home	ca. 1912	3	1	2
	6899 S.W. 62nd Terrace		- 1920's	2	2	2
18	6038, 6058, 6074, 6082, 6083, 6090, 6091 S.W. 63rd Street		+1925 - 1930's	3	2	1
19	6100, 6108, 6116, 6124-32, 6136, 6140 S.W. 63rd Street			3	2	1
20	5990 S.W. 66th Street	Church of God in Christ	ca. 1915	3	1	2
21	6333 S.W. 69th Street	Yarborough Home	+1925	2	2	2
	4700 S.W. 74th Street		1910	1	2	1
	5340 S.W. 80th Street	Robert Frost's Winter Home	+1940	2	1	1

KEY: + Built after date
- Built before date

ARTICLE XI

ENVIRONMENTAL REVIEW AND PRESERVATION BOARD

11-1 PURPOSE AND OBJECTIVES

The purpose of the Environmental Review and Preservation Board is to promote the cultural, educational, economic, and general welfare of the public through:

.01 Encouraging excellence in the quality of architectural and environmental design, by eliminating urban ugliness and blight, by preventing aesthetic pollution, by preserving and protecting existing natural amenities and ecology and by promoting the orderly, harmonious, and attractive development and redevelopment of the community in keeping with the goals of the Comprehensive Plan, and;

.02 The preservation and protection of the historic or architecturally worthy buildings, structures, sites, quaint neighborhoods, and artifacts which impart a distinct character to the City of South Miami and which serve as visible reminders of the history and cultural heritage of the City, the State, and the Nation.

11-2 AUTHORITY AND DUTIES

11-2-1 Duties

.01 Review and make recommendations for approval, denial, or modification on all plans and specifications as required by Sections 11-2-2 and 11-5 of this Article.

.02 Maintain and update files from the Dade County Historic Survey within the City of South Miami for the purpose of determining and promoting those properties and neighborhoods of special historic, aesthetic, architectural, cultural, social, or political value or interest. It shall endeavor to improve and expand the survey with additional sites, documentary information, oral histories, and other such material as may become available; and to periodically reevaluate the survey to to determine whether changing times and values warrant recognition of new or different areas of significance.

.03 Recommend properties for designation as historic properties or districts pursuant to Sections 11-6.

.04 Recommend to the City Commission, in reference to specific properties or historic or archaeological districts, the use of preservation incentives such as, but not limited to facade ease-

ments, financial assistance, public acquisition, building code releases, and special zoning regulations.

.05 Make recommendations to the City Commission concerning application for and the utilization of grants from Federal and State agencies or private groups and individuals, and utilization of City funds to promote the preservation of environmentally, historically, and aesthetically significant properties and neighborhoods.

.06 Evaluate and comment upon decisions of other public agencies affecting the physical development and appearance of environmentally, historically, and aesthetically significant properties and neighborhoods.

.07 Contact public and private organizations and individuals and endeavor to ensure preservation of environmentally, historically, or aesthetically significant properties for which demolition or destruction is proposed.

.08 Promote and encourage communication and exchange of ideas and information between the Board and owners of historically and environmentally significant properties, potential developers, public officials, financial institutions, etc.

.09 Recommend approval of historic markers and recognition of historic properties within the City of South Miami.

.10 Advise the City Commission on all matters related to the use, administration, and maintenance of City-owned historic properties.

.11 Any other function which may be designated by the City Commission.

11-2-2 Review Responsibilities

Mandatory Review

.01 Prior to the issuance of any permits for: a new building, property, sign, or other structure; or for material alterations to any existing building, property, sign, or other structure, which is visible from a public right-of-way; or any alteration or demolition of a designated historic property or part of an historic district or site; plans and specifications as defined by Section 11-5 of this Article shall be submitted for review and approval by the Environmental Review and Preservation Board.

.02 The Board shall evaluate the scale, color, texture, and appropriateness of all proposed buildings, additions, signs, and other structures of either a new or altered nature; the quantity, quality, and arrangement of all proposed landscaping and open space features; and the overall compatibility of the proposed development with the existing and desired character of property and the neighborhood in which it is to be located.

11-2-3 Compliance: Other Codes

In addition to approval by the Environmental Review and Preservation Board, prior to issuing any permits, the City shall ascertain that all final plans and specifications comply with the general and special provisions as specified in all applicab'e codes and ordinances, including the South Florida Building Code and other provisions of this Ordinance.

11-3 ORGANIZATION AND PROCEDURES

11-3-1 Membership

.01 The Environmental Review and Preservation Board shall consist of seven (7) regular members who shall be residents of the City, or have offices in the City of South Miami, who shall be appointed by the Mayor with the advice and consent of the Comission. The regular membership shall include at least two (2) but not more than four (4), architects or landscape architects licensed to practice in Florida. All regular members shall be familiar with the purposes of preserving and protecting structures and sites having architectural or historic worth. The Mayor shall, with the advice and consent of the Commission, appoint 1st, 2nd and 3rd alternates who shall serve in the place of an absent member of the Environmental Review and Preservation Board where a quorum of regular members is not present, serving in the order of 1st, 2nd and 3rd alternate, respectively.

.02 In addition there shall be two (2) special members of the Board who shall be historic preservationists or historians. Whenever possible, at least one such special member shall be a professional architect, engineer, or landscape architect. As provided below, said special members shall be required to be present whenever action on a designation report, certificate to dig, or plans concerning a designated historic property is necessary.

.03 Terms of members shall be for a period of two (2) years with not less than five (5) members appointed on March 1st of even numbered years and not less than four (4) members appointed on March 1st of odu numbered years.

.04 Notwithstanding the two (2) year appointment provided in Section 11-3-1, any member of the Environmental Review and Preservation Board who misses three (3) required meetings in a row, or five (5) required meetings in a tweleve (12) month period, shall be automatically removed as a member of the Environmental Review and Preservation Board. The Director of Building, Zoning and Community Development shall keep appropriate records of meetings missed and advise the City Commission and the member being removed that such member has been automatically removed.

11-3-2 Officers

The Environmental Review and Preservation Board shall elect one of its members as Chairman, who shall preside at all meetings, and one as Vice-Chairman, who shall preside in the absence of the Chairman. A temporary Chairman may be elected at any meeting when both Chairman and Vice-Chairman are absent. Officers shall be elected for a term of one (1) year and may succeed themselves.

11-3-3 Meetings, Agendas, and Quorum

.01 The Environmental Review and Preservation Board shall hold two (2) regular meetings each month. However, a meeting need not be held if no plans, specifications or designation reports are submitted for review. Meetings of the Environmental Review and Preservation Board shall be public and a permanent record of all proceedings shall be kept.

.02 Agendas of all meetings shall be posted at City Hall not less than three (3) working days prior to any meetings unless a historic designation report has been filed, in which case, the procedures of Subsection 11-6-3-.02 shall be followed.

.03 Four (4) members shall constitute a quorum and all actions shall require a majority vote of those present, except that when a designation report, plans concerning designated historic property, or a certificate to dig are to be considered, then a quorum shall be six (6) including both special members, and all actions shall require a majority vote of those present.

11-3-4 Decisions

All decisions of the Environmental Review and Preservation Board shall be by resolution and all approved plans and specifications shall bear an official City stamp and the signature of the Chairman presiding at the meeting at which such plans and specifications were approved. If a set of plans is denied or recommended for modification, the Board shall, as much as possible, make specific findings as to the reasons for denial or modification and, if possible, recommend appropriate changes. Any member who has a special financial interest, direct or indirect, in any matter, shall make that interest known and shall abstain from participation therein in any manner. Willful violation of this provision shall constitute malfeasance in office and shall render the action viodable by the City Commission.

11-3-5 Appeals

All decisions and recommendations of the Environmental Review and Preservation Board shall be considered final unless within fifteen (15) days of said decision an appeal to the City Commis-

sion shall be filed with the City Clerk upon a form prescribed therefore. Plans approved by the Environmental Review and Preservation Board for appearance of single family residences shall not be subject to the fifteen (15) day appeal period. Appeals may be taken by the applicant, interested citizens, or the City Administration.

11-4 ENVIRONMENTAL STANDARDS

The following standards shall be utilized by the Environmental Review and Preservation Board in the review of all plans required by this article, except that those projects dealing with historic properties or districts shall also be reviewed based upon the standards and criteria set out in Section 11-4-6. These standards shall be considered by the Board as a flexible framework in their evaluation of design quality.

11-4-1 Natural Environment

The proposed project shall be designed in such a manner as to preserve and protect existing natural amenities and ecology, wherever feasible. The landscape shall be retained in its natural state, insofar as it is practical, and additional landscaping shall be added, if needed, to improve the overall visual quality of the proposed development in relation to surrounding areas.

11-4-2 Buildings and Other Structures

Proposed structures shall be related harmoniously to the terrain, existing buildings, and the surrounding neighborhood and shall not create, through their location, scale, style, color or texture, incompatible visual relationships.

11-4-3 Circulation and Parking

With respect to vehicular and pedestrian circulations, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement of parking areas so that they are safe and convenient and do not detract from the design of proposed buildings and neighboring properties.

11-4-4 Advertising Features

The size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and surrounding properties.

11-4-5 Special Features

Exposed storage areas, machinery, installations, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to such placements, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and surrounding properties.

11-4-6 Historic Properties

The Secretary of the Interior's Standards for Historic Preservation Projects: with Guidelines for Applying the Standards, 1979, are hereby adopted by reference for reviewing projects proposed for designated Historic Properties and Sites or for properties within Historic Districts. Further, the Metropolitan Dade County historic preservation guidelines will be considered.

11-5 PLANS AND SPECIFICATIONS

There shall be submitted with each application the following plans, drawings, and supporting data. Preliminary plans may be submitted, but final plans must be submitted prior to decision of the Environmental Review and Preservation Board. Required documents shall include the title of the project, name of developer, name of planner, architect, and/or engineer, north arrow, date, scale, and legal description of the property.

11-5-1 Existing Site Characteristics

The following information shall be shown reflecting the existing features of the subject property:

Property Survey
Rights-of-Way and Easements
Structures and Uses
Photographs of Surrounding Properties
Zoning Districts.

11-5-2 Survey of Existing Trees

Except for projects of detached, single family character, there shall be submitted with each application for proposed change, development or redevelopment of any property within the City of South Miami, a tree survey giving the location of all existing trees with more than a two inch caliper trunk stating approximate size and specie of each existing tree, and said tree survey to be signed and sealed by a certified land surveyor in the State of Florida.

11-5-3 Proposed Site Plan

The following information shall be shown reflecting the proposed character of the property when fully developed:

Property Lines
Rights-of-Way and Easements
Landscaping
Structures and Uses
Vehicular Use Areas
Outdoor Lighting Systems
Fences, Walls and Signs
Storm Sewers
Dumpster Location

11-5-4 Proposed Landscape Plan

The following information shall be shown reflecting the character of all proposed landscaping:

.01 Proposed trees, shrubs, grass and other vegetation including their location, height, shape, size and type of plant by both common and botanical classifications.

.02 Proposed berms, water courses, and topographic features including their location, height, size and shape.

11-5-5 Elevation Drawings

All proposed buildings and signs, fences and walls shall be shown in elevation drawing reflecting their location, size, character, color, height and material of construction.

11-5-6 Tabular Summary

As required by the Building, Zoning and Community Development Department.

11-6 DESIGNATION OF HISTORIC SITES, DISTRICTS AND ARCHEOLOGICAL ZONES

11-6-1 General Criteria for Determination of Structures and Sites Having Historic Significance: The following criteria, as developed by the National Trust for Historic Preservation for determination of historic significance are hereby adopted as general guidelines by the City of South Miami.

.01 Districts, sites, buildings, structures, and objects of national state, and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(a) They are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) Are associated with the lives of persons significant in our past; or

(c) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value, or that represent a distinguishable entity whose components may lack individual distinction; or

(d) Have yielded, or are likely to yield information in history or prehistory; or

(e) Are listed in the National Register of Historic Places.

11-6-2 Designation Reports

Prior to the designation of an individual site, a district, or an archeological zone, an investigation and formal designation report must be filed with the Board. The format of these reports may vary according to the type of designation, however all reports must address the following: The historical, cultural, architectural, and archeological significance of the property of properties being recommended for designation; a recommendation of boundaries for districts and archeological zones and identification of boundaries of individual sites being designated; a recommendation of standards to be adopted by the Board in carrying out its regulatory function under this ordinance with respect to reviewing future proposals for modifications or for certificates to dig. Where a report is filed recommending designation of a district, the report must identify those properties, if any, within the district which are not historically or architecturally compatible with structures in the district and shall provide standards for regulating such non-conforming properties. All reports shall take into consideration projected, proposed or existing public improvements and developmental or renewal plans.

11-6-3 Designation Procedures

The Environmental Review and Preservation Board shall make recommendations to the City Commission concerning all properties and areas proposed for designation as Historic Sites, Districts or archeological zones.

.01 Proposals and Preliminary Evaluation

Application for designation of individual properties and districts may be made to the Board by any of its members, the City Commission, City Administration or the property owner(s). The Board shall conduct a preliminary evaluation of available data for conformance with the criteria set forth in Section 11-6-1 and may, if appropriate, direct the preparation of a formal designation report pursuant to Section 11-6-2.

.02 Public Hearing by the Environmental Review and Preservation Board

The Environmental Review and Preservation Board shall hold a public hearing pursuant to notice requirements of Section 12-3-4 of the Official Zoning Ordinance on each proposed designation within 45 days of the filing of the completed designation report. In addition to the requirements of Section 12-3-4, at least fifteen (15) days prior to the public hearing for each proposed designation of an individual site, district, or archaeological zone the Board is responsible for mailing a copy of the designation report to the owner(s) at the address listed on the most recent tax rolls as notification of the intent of the Board to consider designation of the property.

Upon notification, any owner of a private property proposed for individual designation who wishes to object shall submit to the City a notarized statement certifying that the party is the sole owner of the private property, and objects to the designation, in which case, the property shall not be designated. In nominations with multiple ownership of a single, private property or of districts, the property or district will not be designated if a majority of the owners object to such designation. Upon receipt of notarized objections respecting a district or single private property with multiple owners, it is the responsibility of the City to ascertain whether a majority of owners of private property have objected. If an owner whose name did not appear on the taxrolls certifies in a written notarized statement that the party is the sole or partial owner of a nominated private property proposed for designation, such owner shall be counted by the City in determining whether a majority of owners has objected. Each owner of private property in a proposed district shall be counted once regardless of how many properties or what part of one property that party owns and regardless of whether the property contributes to the significance of the district.

If the Board finds that the proposed designation meets the intent and criteria set forth in this Article, it shall transmit such recommendation to the City Commission along with the designation report and any additions or modifications deemed appropriate. If the Board finds that the proposed designation does not meet the intent and criteria in this Article, no further action shall be required, except that the Board's action may be appealed pursuant to Section 11-3-5.

.03 Planning Board Recommendations

Following a favorable recommendation by the Environmental Review and Preservation Board, a proposed designation shall also be reviewed by the Planning Board if the proposed designation regulations would change any existing zoning district regulations such as use, height, floor area ratio, setbacks, parking, etc.

If such a public hearing is required, it shall be held within thirty (30) days from issuance of a favorable recommendation by the Environmental Review and Preservation Board. Recommendations of the Planning Board shall be based upon impacts of the proposed designation regulations on the South Miami Comprehensive Plan or other adopted planning and zoning policies, but shall not involve an evaluation of the historical significance of the site or district.

.04 Decision of the City Commission

As soon as possible following receipt of all applicable recommendations from the Environmental Review and Preservation Board and the Planning Board, the City Commission shall hold a public hearing, and render a decision regarding the proposed designation. Approved designation regulations shall be adopted by ordinance which shall incorporate the provisions of the designation reports.

.05 Moratorium

After the Environmental Review and Preservation Board has held a public hearing pursuant to Section 11-6-3-.02, and has recommended designation of a site, district, or archaeological zone, no permits shall be issued by the Building, Zoning, and Community Development Department for any new construction, exterior renovation, moving, or demolition on the real property which is the subject matter of the designation report, until such time as final action is taken by the City Commission regarding the proposed designation.

11-6-4 Effect of Designation as a Historic Site, District or Archaeological Zone

No building, structure, improvement, landscape feature or archeological site within South Miami which is designated pursuant to section 11-6-3 of this article shall be erected, altered, restored, renovated, excavated, moved or demolished until plans for such action have been submitted to and approved by the Board pursuant to the procedures in this article. Architectural features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style, and color of roofs, windows, doors, and appurtenances. Architectural features shall include, when applicable, interior spaces where interior designation has been given pursuant to section 11-6-3 of this article. Landscape features and site improvements shall include, but are not limited to, site regrading, subsurface alterations, fill deposition, paving, landscaping, walls, fences, courtyards, signs and exterior lighting.

11-6-5 Demolition in Designated Sites, Districts, and Archeological Zones

Demolition of a designated building, structure, improvement, or site may occur pursuant to an order of a government agency or a court of competent jurisdiction or pursuant to an approved application by the owner.

.01 Government agencies having the authority to demolish unsafe structures shall receive notice of designation of individual sites, districts, or archeological zones pursuant to section 11-6-3 of this article. The Board shall be deemed an interested party and shall be entitled to receive notice of any public hearings conducted by said government agency and the owner(s) relative to the feasibility of and the public interest in preserving the designated property.

.02 No permit for voluntary demolition of a designated building, structure, improvement or site shall be issued to the owner(s) thereof until an application for approval and the reasons therefore have been submitted and approved pursuant to the procedures in this article.

The Board may grant a demolition approval which provides for a delayed effective date of up to six (6) months. Grant of a delayed demolition approval shall be evidenced by written order detailing the public interest which is sought to be preserved. Such written order may be appealed pursuant to Section 11-3-5.

During the demolition delay period, the Board may take such steps as it deems necessary to preserve the structure concerned, in accordance with the purposes of this ordinance. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features.

.03 In addition to all other provisions of this ordinance, the Board shall consider the following criteria in evaluating applications for demolition of designated properties:

(a) Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as an historic or architectural landmark?

(b) Is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

(c) Is the structure one of the last remaining examples of its kind in the neighborhood, the City, the County, or the region?

(d) Does the structure contribute significantly to the historic character of a designated district?

(e) Would retention of the structure promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage?

(f) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

11-6-6 Certificates to Dig in Designated Archeological Zone

Within an archeological zone, new construction, filling, digging, the removal of trees, or any other activity that may alter or reveal an interred archeological site shall be prohibited without a Certificate to Dig. Based on the designation report for the archeological zone, a complete application for a Certificate to Dig and any additional guidelines the Board may deem necessary, the Board shall, as soon as possible from the date the completed application has been filed, approve the application for a Certificate to Dig by the owners of a property in a designated archeological zone. The Certificate to Dig may be made subject to specified conditions, including but not limited to, conditions regarding site excavation. In order to comply with the site excavation requirements of the Certificate to Dig, the applicant may agree to permit an Archeologist to conduct excavation from the time of the approval of the Certificate to Dig until the effective date thereof. The findings shall be mailed to the applicant by registered mail promptly. The applicant shall have the opportunity to appeal the decision or any conditions attached to the Certificate to Dig.

.01 Approved Certificates to Dig

Approved Certificates to Dig may contain a delayed effective date which delay shall not exceed sixty (60) days at which time the proposed activity may begin, unless the Board decides to designate the site in question as an individual site or district pursuant to section 11-6-3 of this article in which all the rules and regulations pertaining to the designation process shall apply from the date the designation report has been filed.

.02 All work performed pursuant to the issuance of a Certificate to Dig shall conform to the requirements of such certificate. It shall be the duty of the appropriate government agencies to inspect from time to time any work pursuant to such certificate to assure compliance. In the event work is performed not in accordance with such certificate, the City Manager shall be empowered to issue a stop work order and all work shall cease. No person, firm, or corporation shall undertake any work on such projects as long as such stop work order shall continue in effect.

11-6-7 Emergencies

For the purpose of remedying emergency conditions determined to be dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction or other repairs to a building or site in the City of South Miami, pursuant to an order of a government agency or a court of competent jurisdiction. The owner of a building damaged by fire or natural calamity shall be permitted to stabilize the building immediately without Board approval, and to rehabilitate it later under the normal review procedures of this ordinance.

11-6-8 Undue Economic Hardship

Where, by reason of particular site conditions and restraints, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this ordinance would result in serious undue economic hardship to the applicant, the Board shall have the power to vary or modify adherence to this ordinance; provided always that its requirements ensure harmony with the general purposes hereof and will not adversely affect South Miami.

11-6-9 Definitions

.01 Archaeological Zone - An area designated by this Ordinance which is likely to yield information on the history and prehistory of South Miami based on prehistoric settlement patterns in South Miami as determined by the results of the Dade County Historic Survey. These zones will tend to conform to natural physiographic features which were focal points for prehistoric and historic activities.

.02 Certificate to Dig - A certificate that gives the Board's permission for certain digging projects that may involve the discovery of as yet unknown or known archeological sites in an archeological zone. This certificate is issued by the Board based on the guidelines for preservation approved by the Board.

.03 Certificate of Recognition - A certificate issued by the City recognizing properties designated pursuant to this Ordinance.

.04 Demolition - The complete constructive removal of a building on any site.

.05 Districts - A collection of archaeological sites, buildings, structures, landscape features or other improvements that are concentrated in the same area and have been designated as a district pursuant to this Ordinance.

.06 Exterior - All outside surfaces of a building or structure.

.07 Historic Survey - A comprehensive survey compiled by the Historic Preservation Division of the Dade County Office of Community and Economic Development involving the identification, research, and documentation of buildings, sites, and structures of any historical, cultural, archaeological, or architectural importance in South Miami, Florida.

.08 Individual Site - An archaeological site, building, structure, place, or other improvement that has been designated as an individual site pursuant to this Ordinance. Under the provisions of this Article, interior spaces may be regulated only where a building or structure is a designated individual site.

.09 National Register of Historic Places - A federal listing maintained by the U. S. Department of the Interior of buildings, sites, structures, and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966.

.10 Ordinary Repairs or Maintenance - Work done to prevent deterioration of a building or structure or decay of or damage to a building or structure or any part thereof by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay, or damage.

.11 Owner of a Designated Property - As reflected on the current Metropolitan Dade County tax rolls or current title holder.

.12 Undue Economic Hardship - Failure to issue a certificate would place an onerous and excessive financial burden upon the owner that would amount to the taking of the owner's property without just compensation.